

043.0

0007

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

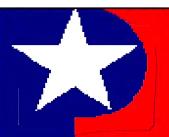
781,100 / 781,100

USE VALUE:

781,100 / 781,100

ASSESSED:

781,100 / 781,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
1-3		PARK ST PL, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KEEFE MICHAEL P / LIFE ESTATE	
Owner 2: KEEFE JAMES	
Owner 3:	
Street 1: 3 PARK ST PL	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: KEEFE MICHAEL P & JAMES -	
Owner 2: -	
Street 1: 3 PARK STREET PLACE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474		Type:	

NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1865, having primarily Vinyl Exterior and 2165 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4688.000	332,600		448,500	781,100		30674
Total Card	0.108	332,600		448,500	781,100	Entered Lot Size	GIS Ref
Total Parcel	0.108	332,600		448,500	781,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	360.87	/Parcel: 360.87	Land Unit Type:	Insp Date
							02/12/19

PREVIOUS ASSESSMENT								Parcel ID	043.0-0007-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	332,600	0	4,688.	448,500	781,100		Year end	12/23/2021
2021	104	FV	315,800	0	4,688.	448,500	764,300		Year End Roll	12/10/2020
2020	104	FV	316,600	0	4,688.	448,500	765,100	765,100	Year End Roll	12/18/2019
2019	104	FV	333,400	0	4,688.	476,500	809,900	809,900	Year End Roll	1/3/2019
2018	104	FV	333,400	0	4,688.	347,600	681,000	681,000	Year End Roll	12/20/2017
2017	104	FV	312,900	0	4,688.	302,700	615,600	615,600	Year End Roll	1/3/2017
2016	104	FV	312,900	0	4,688.	257,900	570,800	570,800	Year End	1/4/2016
2015	104	FV	261,700	0	4,688.	252,300	514,000	514,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
KEEFE MICHAEL P	70788-441		3/28/2018	Convenience		1	No	No	Michael P Keefe 1/2 interest --> life estate				
KEEFE MICHAEL &	60318-39		10/24/2012	Convenience		1	No	No					
KEEFE BRIDGET	19204-207		7/19/1986				No	No	N				

BUILDING PERMITS											ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
4/2/2008	304	Re-Roof	5,500			G9	GR FY09		2/12/2019	Inspected	PT	Paul T				
									12/8/2018	MEAS&NOTICE	CC	Chris C				
									1/6/2009	Meas/Inspect	345	PATRIOT				
									4/1/2000	Inspected	197	PATRIOT				
									3/3/2000	Mailer Sent						
									3/3/2000	Measured	268	PATRIOT				
									8/21/1993		AS					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/																							
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

104	Two Family		4688		Sq. Ft.	Site		0	80.	1.20	1									448,510						448,500		
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 14 - Multi-TnHs	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	OF= 2 SHOWERS AND 1 TOILET IN BMT.													
(Liv) Units: 2	Total: 2	A Bath:	Rating:														
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:														
Frame: 1 - Wood		A 3QBth:	Rating:														
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:														
Sec Wall:		A HBth:	Rating:														
Roof Struct: 1 - Gable		OthrFix: 3	Rating: Fair														
OTHER FEATURES																	
Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units 2															
A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O															
Fpl:	Rating:	Other															
WSFlue:	Rating:	Upper															
				Lvl 2													
				Lvl 1													
				Lower													
				Totals RMS: 8 BRs: 4 Baths: 2 HB													
GENERAL INFORMATION																	
Grade: C - Average																	
Year Blt: 1865	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdct:	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION																	
Avg Ht/FL: STD																	
Prim Int Wal 2 - Plaster																	
Sec Int Wall: 8 - Plyw Panel 20 %																	
Partition: N - Typical																	
Prim Floors: 4 - Carpet																	
Sec Floors: 5 - Lino/Vinyl 20 %																	
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
CALC SUMMARY																	
Basic \$ / SQ: 150.00		COMPARABLE SALES															
Size Adj: 1.19573808		Rate	Parcel ID	Typ	Date	Sale Price											
Const Adj: 0.87153316																	
Adj \$ / SQ: 156.319																	
Other Features: 106900																	
Grade Factor: 1.00																	
NBHD Inf: 1.00000000																	
NBHD Mod:																	
LUC Factor: 1.00																	
Adj Total: 482097																	
Depreciation: 149450																	
Depreciated Total: 332647																	
MOBILE HOME																	
Make:		Model:		Serial #		Year:		Color:									
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 043.0-0007-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	104					
More: N		Total Yard Items:				Total Special Features:				Total:							
RESIDENTIAL GRID																	
OTHER FEATURES																	
CONDOS INFORMATION																	
REMODELING																	
RES BREAKDOWN																	
DEPRECIATION																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	